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8 Attorneys for Plaintiffs, MATTHEW  
CURITTI and MARIA CURITTI  
9

10 UNITED STATES DISTRICT COURT

11 FOR THE DISTRICT OF NEVADA

12 MATTHEW CURITTI and MARIA CURITTI, )  
13 individuals, )

CASE 3:12-cv-00442-RCJ-WGC

14 Plaintiffs, )

15 v. )  
16 JPMORGAN CHASE BANK, N. A.; CJT  
17 FINANCIAL CROUP; and DOES I-XX,  
inclusive, )

18 Defendants. )

19 JPMORGAN CHASE BANK, N. A. )

20 Counterclaimant, )

21 v. )

22 MATTHEW CURITTI and MARIA CURITTI, )

23 Counterdefendants. )

24 JPMORGAN CHASE BANK, N. A )

25 Third Party Plaintiff, )

26 v. )

27 JASON S. PETERSON, an individual; )  
28 ANGELINA PETERSON aka ANGELINA LARA, )  
an individual; RACHEL BARSTOW aka )

STIPULATION AND  
[PROPOSED] ORDER TO  
RELEASE FUNDS, VACATE  
ORDER, ENTER JUDGMENT  
QUIETING TITLE AS AGAINST  
JPMORGAN CHASE BANK,  
N.A., AND DISMISS CLAIMS  
WITH PREJUDICE

1 RACHEL PETERSON an individual; )  
2 ROBERT CONDON, an individual; )  
3 CAMERON IACOVELLI, an individual; )  
4 KELLY IACOVELLI, an individual; )  
5 JAMES C. CASTLE aka J. CHRISTOPHER )  
6 CASTLE, an individual; )  
7 CJT FINANCIAL GROUP, )  
8 GOLDEN HILLS TRUST, )  
9 REMUS A. KIRKPATRICK aka AL )  
10 KIRKPATRICK, an individual; AND DOES 1-100, )  
11 inclusive, )  
12 Third Party Defendants. )  
13  
14

15 Defendant JPMorgan Chase Bank, N.A. ("Chase"), and Plaintiffs Matthew Curitti and Maria  
16 Curitti ("Curittis"), by and through their respective counsel, hereby stipulate and agree as follows:

17 IT IS STIPULATED AND AGREED that Chase and the Curittis have resolved their  
18 respective claims against each other in this action; and, accordingly,

19 IT IS FURTHER STIPULATED AND AGREED that none of the parties herein shall enforce  
20 the Order entered in this action on March 7, 2013, as Docket No. 56 (the "Order"), and the Order  
21 shall be deemed withdrawn, vacated, and of no further force or effect; and

22 IT IS FURTHER STIPULATED AND AGREED that the Court Clerk shall be directed to  
23 immediately release to Chase any and all funds on deposit with the Court Clerk related to this action,  
24 including any funds that may remain on deposit with the Clerk of the Court of the Third Judicial  
25 District Court in and for the State of Nevada, County of Lyon, the Court in which this action  
26 originated; and

27 IT IS FURTHER STIPULATED AND AGREED that title to the property at issue in this  
28 action, commonly known as 1711 Branding Court, Fernley, Nevada 89406 (the "Property"), and  
more particularly described in Exhibit 1 attached hereto, shall be quieted in Curittis with respect to  
all claims of Chase (including, without limitation, all claims of any predecessors of Chase), and that  
the Court may enter a judgment quieting title in the Property in favor of Curittis as against all parties  
to this action, and all parties claiming under such parties, whether such persons are attempting to  
enforce any deed of trust or asserting any adverse claim to Curittis' title to the Property for any  
reason, upon entry of a Default Judgment against CJT Financial; and

1 IT IS FURTHER STIPULATED AND AGREED that all claims of the Curittis not resolved  
2 by the entry of a Judgment Quietting Title in the Curittis, asserted in this action against Chase, and  
3 all claims of Chase asserted in this action against the Curittis, shall be dismissed with prejudice, with  
4 each of the parties to bear its own attorneys' fees and costs.

5 DATED this 23rd day of July, 2013.

6 SMITH LARSEN & WIXOM

7 /s/ KENT F. LARSEN

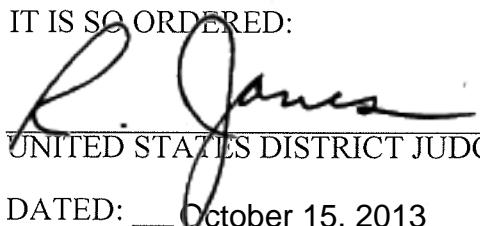
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Katie M. Weber, Esq.  
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10 1935 Village Center Circle  
Las Vegas, Nevada 89134  
11 Attorneys for Defendant  
JPMorgan Chase Bank, N.A.

DATED this 23rd day of July, 2013.

ALLISON, MacKENZIE, PAVLAKIS, WRIGHT  
& FAGIN, LTD.

/s/ RYAN D. RUSSELL

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Ryan D. Russell, Esq.  
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402 N. Division St.  
Carson City, NV 89702  
Attorneys for Plaintiffs  
Matthew Curitti and Maria Curitti

13 IT IS SO ORDERED:  
14  
15   
16 UNITED STATES DISTRICT JUDGE  
17  
18 DATED: October 15, 2013

## EXHIBIT 1

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF NEVADA,  
COUNTY OF LYON, DESCRIBED AS FOLLOWS

LOT 124, AS SHOWN ON THE FINAL MAP OF RIVER RANCH SUBDIVISION UNIT #2,  
RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA, ON AUGUST  
11, 2003, AS DOCUMENT NO. 301877.

EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS AS APPORTIONED BY  
THE TRUCKEE-CARSON IRRIGATION DISTRICT.

ASSESSOR'S PARCEL NO 20-942-07